

Message

From: LIM Chweechen [/o=OrgArtelia/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=Chwee Chen Lime86]
on behalf of LIM Chweechen
Sent: 6/2/2015 1:20:13 PM
To: REED Neil [/o=OrgArtelia/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=Neil Reed5d7]
CC: VALENTE Nick [/o=OrgArtelia/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=VALENTE Nickcc9]
Subject: RE: Notes on Commercial Review Meeting on 27.05.15
Attachments: Grenfell - crown detail options

Neil,

Yes, I'm thinking of arranging another meeting to meet them on say 8th June.

Rydon has got a senior surveyor on board (James Clifton) and I'm hoping things will improve.

No, they won't be entitled to any additional prelims to provide a higher level of QS input; unless all these client's changes are causing a delay to the project. All variation costs will include a 12.5% of their Overhead and Profit anyway.

I know Claire wants to have a price certainty however some of the works do require time to bottom out the design and pricing. There are also some actions required from Claire to decide on the scope of work before Rydon can do the pricing. A classic example of Claire not getting a grip on things is the email she just sent to me (today at 14.02) regarding parapet detail. Rydon has provided the proposal last week Thursday (see attached) attention to her and now she said she has not seen it! We can't be her 'secretary' constantly for this project.

Happy to have a catch up, I will leave it to Nick to organise.

Thanks.
Chweechen

From: REED Neil
Sent: 02 June 2015 07:37
To: LIM Chweechen
Cc: REED Neil; VALENTE Nick
Subject: Re: Notes on Commercial Review Meeting on 27.05.15

Thanks for this and the notes.

I wonder if there is value in rescheduling a follow up meeting to maintain momentum on say 7th, 8th or 9th? Thoughts?

How are we go to get price certainty as it strikes me it's not in Rydons interest or priority to be diligent here.

Additionally we should consider whether all these changes means Rydons have had to provide a higher level of qs input and that, consequently their prelims are likely to need to increase?

And ultimately I guess you are making provision for all these things but claire is pushing al for price certainty.

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Be good to discuss what should and normally happens with all this when we are next together. Nick..can you find a slot before or after another meeting where we three can get together.eg breakfast / lunch pre meeting at Paddington around the time of the next progress meeting....or when I am next in hhh?

N

Sent from Samsung Mobile

----- Original message -----

From: Claire Williams
Date:01/06/2015 2:00 PM (GMT+00:00)
To: LIM Chweechen
Cc: REED Neil , VALENTE Nick
Subject: RE: Notes on Commercial Review Meeting on 27.05.15

Chweechen

Just wondering if you have established:

- 1 Whether Matt Smith of Max Fordham has been able to comment on the ventilation to the gas risers, which will impact on the allowed provisional sum figure?
- 2 What is the cost neutral solution for the radiators? Rydon are due to do a mock up to flat 145 this week, for showing to my director/Steve Blake of Rydon – so I would like to know what this is. Our next resident drop in to pick up all the 'dissenters' is 11 June, so this needs to be resolved asap.

Do you have a date by which Rydon will be feeding back on firm figures on some of the below? I need to review the overall scheme costs, and obviously this is critical.

Thanks

Claire Williams
Project Manager



t: [REDACTED]
m: [REDACTED]

a: The Network Hub, 292a Kensal Road, London, W10 5BE

Before printing, please think about the environment

From: LIM Chweechen [<mailto:Chweechen.Lim@uk.arteliagroup.com>]
Sent: 28 May 2015 14:43
To: Simon Lawrence; Zak Maynard
Cc: Claire Williams; REED Neil; VALENTE Nick
Subject: RE: Notes on Commercial Review Meeting on 27.05.15
Importance: High

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Dear All,

Further to my summary below, Claire has confirmed that item 4 El 8 Installation of digilock was not done by Rydon, therefore £1200 will be omitted entirely.

Also, SL to submit a full proposal for item 15 and 18.

Thanks.
Chweechen



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From: LIM Chweechen
Sent: 28 May 2015 14:12
To: Simon Lawrence; Zak Maynard
Cc: Claire Williams (cwilliams@kctmo.org.uk); REED Neil; Nick Valente (nick.valente@uk.arteliagroup.com)
Subject: Notes on Commercial Review Meeting on 27.05.15 [Filed 28 May 2015 14:11]
Importance: High

Dear Simon and Zak,

Thanks you for attending our commercial review meeting yesterday, please see below some actions for all: -

- 1 EI 15 Cost saving on communal lighting: where we have kept fittings and wiring (latter subject to testing) on 20 floors. Rydon to submit further breakdown showing omission of 8 lights per floor and add relocation of 4 lights, new junction box and conduit and wiring.
- 2 Revision to parapet detail: parapet material to be stopped at just below the top of the concrete beam, to allow future abseiling, ie a reduction in the amount of material used. Cost saving. Rydon confirmed that this is not a suitable solution and SL will respond accordingly.
- 3 EI 14 re air con to hub room at ground floor: This can be omitted now, NV to issue Instruction.
- 4 EI 8 – removal of hoarding for the boxing club £1200 was never done. Yes, this is replaced by installation of digilock only on timber door at the top of stairs. Rydon to omit cost for boarding off part of the upper area to keep weather out.
- 5 Radiator pipework: yes, tender costs allow for high level and vertical pipework to be ducted.
- 6 Removal and reinstatement of curtaining: SL to provide a cost for reinstating the curtain/blinds in all flats – 20 flats to be completed free of charge noting Rydon to identify conditions/ caveats/ waivers Re responsibility for Residents curtains/poles/ blinds or similar. Rydon submitted a quote of £10,900.00; about £15/window. Rydon to keep track of their site record on the actual number of curtain to be reinstated.
- 7 Cost saving for keeping existing Boxing club wall, as EI 17 Rydon submitted a quote of £4,150 saving.
- 8 Cost of removal of vinyl to staircase serving boxing club, and jet washings and nosing in lieu, as EI 17 and EI 16.1 Rydon submitted a quote of £660.00 add cost.
- 9 New ground floor community room: is there any cost difference when was previously offices? Rydon to submit quote.

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- 10 Cost of picking up work from Bouygues: playground cost known, part service road cost and finish to Grenfell Road corner, including type 3 road safety audit to be estimated, to put in as total estimated cost. **CW** to clarify the actual extent of works required.
- 11 Remote heat metering capital costs: from tenders allow £93k – which would be procured via another £93k is an alternative solution in the tender but **do not** form part of the total contract sum. Rydon only priced for heat meter with HIU in the contract.
- 12 Saving on Gerda locks at 20 levels for the service cupboards at each floor to be supplied by TMO Rydon to submit cost.
- 13 Saving on Undercroft lighting as it's completed by TMO Rydon to submit cost. **CW** to confirm if new ceiling panels still required to undercroft.
- 14 Saving as SCCI cabling to new flats paid by TMO Rydon confirmed that SCCI is not part of the contract.
- 15 Price of internal communal decoration works Rydon submitted a lump sum price of £33,670 for decoration works with certain assumptions. Rydon to review with **CW** to confirm the actual scope of works required and agree a full specification. Rydon to price different options with cost breakdown.
- 16 To provide quotation Re shaft route and drawings with BWIC by 1st May. BWIC still yet to be finalised therefore unable to provide a quote. However, the quote of AOV at £148,653.65 is submitted and **NV** to issue instruction accordingly.
- 17 Additional savings on the windows as they have not increased the window opening. SL to investigate and demonstrate the cost difference between the glazed area of a window and the insulated panel area of the window. TMO is seeking to realise a saving from Rydon given the glazed areas have reduced despite the panel areas increasing (noting the overall structural dimensions of the openings remain the same). Zak to investigate further and will respond accordingly.
- 18 Changing size of radiators so that no redecoration works required to the flats Rydon confirmed that cost neutral can be achieved
- 19 The exact quantity for new additional radiator in kitchen to existing flats Rydon to confirm quantity, the allowance of 50% of existing flats require new radiator can be reduced to 25%.
- 20 Expenditure of provisional sums. **CW** to confirm on the requirement for signage and to confirm if Ventilation grille to gas risers for each flat is required? A total sum of about £70k can be omitted from provisional sums for asbestos removal and replacement of duct panels to riser.

CL will update the Financial Statement accordingly.

Thanks.
Chweechen

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